

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF METROPOLITAN CENTER,
INC. AND NEW ENGLAND MEDICAL CENTER
HOSPITAL, AND THE
PROPOSED DISPOSITION OF PARCEL P-7B IN THE
SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92 (hereinafter referred to as the "Project Area") has been duly reviewed and approved in full compliance with local, state and federal laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Metropolitan Center, Inc. and New England Medical Center Hospital have expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-7B in the South Cove Urban Renewal Area; and

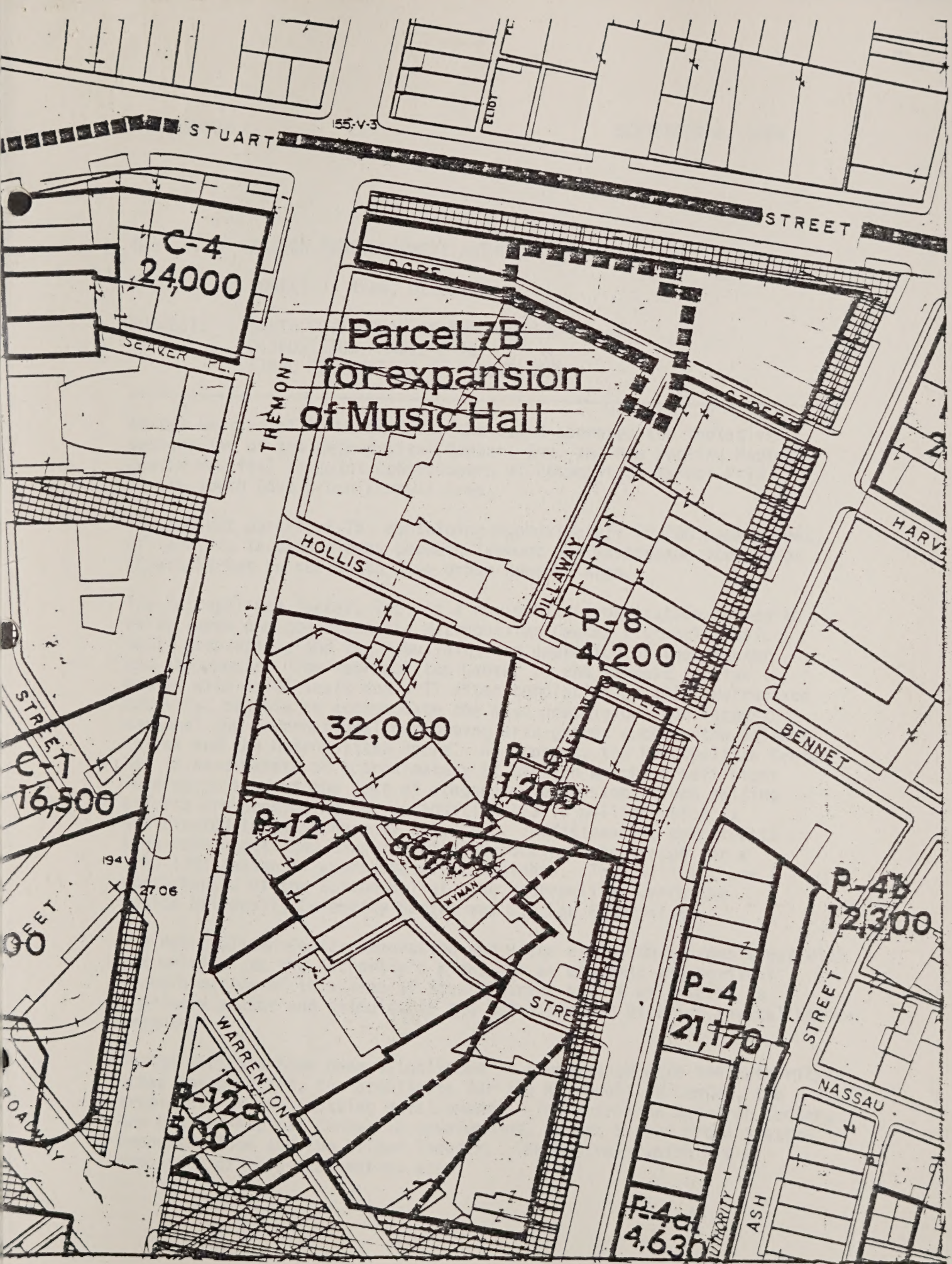
WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damages to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY.

1. That the Metropolitan Center, Inc. and New England Medical Center be and hereby are designated as joint Redevelopers of Parcel P-7B in the South Cove Urban Renewal Area.
2. That it is hereby determined that Metropolitan Center, Inc. and New England Medical Center Hospital possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by the Metropolitan Center, Inc. for the development of Parcel P-7B confirm in all respects to the Urban Renewal Plan for the Project Area and that said Final Working Drawings and

Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a LAND DISPOSITION AGREEMENT and DEED conveying Parcel P-7B to New England Medical Center Hospital and leased to Metropolitan Center, Inc. for a period of 40 years, said documents to be in the Authority's usual form.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



STUART

55-V-3

STREET

C-4
24,000

SCARVER PL.

Parcel 7B
for expansion
of Music Hall

TREMONT

HOLLIS

PILLAWAY

P-8
4,200

HARV

C-1
16,500

194V
X 27 06

32,000

P-9
1,200

P-12

32,000

WYMAN

BENNET

P-4b
12,300

P-4
21,170

STREET

NASSAU

WARRENTON

P-12a
500

STREET

P-4a
4,630

ASH

MEMORANDUM

SEPTEMBER 6, 1979

3845
9/6

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH COVE URBAN RENEWAL AREA R-92
DISPOSITION PARCEL P-7B
FINAL DESIGNATION OF REDEVELOPER

At the meeting of 15 March 1979, the Board approved the tentative designation of the Metropolitan Center, Inc. and New England Medical Center Hospital as joint redevelopers of Disposition Parcel P-7B in the South Cove Urban Renewal Area.

The subject parcel, P-7B, containing approximately 10,000 square feet of land, is located midway between Tremont and Washington Streets on Stuart Street in the South Cove Urban Renewal Area.

The Metropolitan Center, Inc. is a non-profit organization formed to raise funds and construct the Metropolitan Center (formerly Music Hall) renovation, and the rebuilding and expansion of the theater and stagehouse. The Metropolitan Center is the largest theater in Boston with 4,200 seats and will after completion of all construction activity, be able to accommodate the most prestigious and largest national and international performing arts groups such as the Bolshoi Ballet and the Metropolitan Opera. At present, the Metropolitan Center has in hand assets of approximately \$2 million which is sufficient funding to support the cost of stagehouse expansion. Fund raising efforts are continuing for an additional \$1.5 million which is anticipated to be in hand by July 1980. Additionally, commitments have been negotiated thus far with performing arts groups for a 1980-1981 season of approximately 125 nights. This will include performances of the Boston Ballet, the Metropolitan Opera, the Boston University Celebrity Series and Don Law Enterprises.

The Metropolitan Center renovation and stage expansion is consistent with and critical to the Authority's plans for an economic and physical transformation of this area of Stuart Street and it will serve as a primary anchor and stimulus to the total Theater District revitalization program.

Design controls have been established in cooperation with the Authority's Urban Design staff, the architects for the Metropolitan Center, the architects of the abutting developments - The Nutrition Research Center, New England Medical Center IB development, Stuart Street Urban Systems reconstruction and the Wilbur Theater. The controls which are a condition of this designation are:

- (1) The inclusion and construction of two loading docks and dead-end access roads from the proposed through access road which through road will be jointly constructed by the Nutrition Research Center, the Metropolitan Center and the BRA.
- (2) The satisfactory resolution of issues identified by acoustic and sight line studies.

The drawings and specifications have been approved by the Authority's Department of Urban Design.

New England Medical Center Hospital (NEMCH) presently owns the existing theater and has entered into a leasing arrangement for the facility to Metropolitan Center, Inc. for a period of 40 years commencing 10 July 1980, dependent on, amongst other conditions, that there be evidence as to the availability of Parcel P-7B for the expansion of the stagehouse, that title to Parcel P-7B be vested in NEMCH and leased to Metropolitan Center, Inc. on terms consistent with the lease arrangement for the existing theater.